

# **CONSOLIDATED ONE-YEAR ACTION PLAN (2006-2007)**

## **EXECUTIVE SUMMARY**

The City of Taylorsville, Utah was incorporated on July 1, 1996. Prior to this time, the City was known as the unincorporated area of Taylorsville-Bennion. The City of Taylorsville is bordered by West Valley City to the north, Murray City and an unincorporated area to the east, West Jordan City to the south, and the unincorporated area known as Kearns to the west. According to the U.S. 1990 Census, the population of Taylorsville was 52,351. According to the U.S. 2000 Census the City of Taylorsville population count was 57,439. The city annexed the Misty Hills area (southwest section of city) in May of 2001. This area added an additional estimated 1,239 persons to the City of Taylorsville. Additional housing permits have been issued and constructed from 2000-2005. The City of Taylorsville 2006 estimated population count is 61,532. The estimated population count is projected to be 63,137 by 2010 and 67,240 by 2020.

The Consolidated One-Year Action Plan was adopted by the city in program year 2006-2007. This Consolidated One-Year Action Plan document has been adopted by the City Council as a valid plan for the city and reflects what is stated in the Five-Year Strategic Plan.

Because the City of Taylorsville is mainly “built out” and needs to be sustained, the city’s needs include community infrastructure, community and recreation facilities, redevelopment policies and implementations, housing rehabilitation, affordable housing, assistance for the homeless, and public services. Reinvesting in the community is a high priority. These activities are addressed in the Consolidated Five-Year Strategic Plan as well as this One-Year Action Plan. The City of Taylorsville has received CDBG assistance for these needs in the past. CDBG funds have been a valuable resource for Taylorsville, especially for its low-moderate income citizens. The City has also provided general funds to address many of the above needs. Because the city was incorporated only approximately 10 years ago, our community identity has not been established as well as the city desires; however, these needs will continue to be a priority for the city.

In December 1996, a few months after Taylorsville was incorporated, Taylorsville was officially recognized as an entitlement community. Community Development Block Grant (CDBG) funding received from HUD started in the 1997-98 program year. As of the year 2000, there are two census tracts (1135.12 and 1135.14) and 3 block groups (1135.23-2, 1135.10-3, 1135.15-3) that qualify as low to moderate-income areas. These census tracts and blocks include 17 apartment complexes and three manufactured home parks, as well as single-family homes and duplexes.

Priorities and strategies that have been put in place are within this document. Citizen participation is encouraged for the development of the consolidated plan, especially low-moderate income citizens and non-profit agencies that are recipients of federal funding.

This document also mentions how the city desires to increase economic development opportunities, reduce poverty, and coordinates with private agencies to increase job opportunities. There are many non-profit agencies that serve low-income families and individuals in Taylorsville.

The City of Taylorsville funds projects from HUD Community Development Block Grants. These projects serve mainly low-moderate income people. The CDBG application is located on the city's web site, which can be down loaded at [www.ci.taylorsville.ut.us](http://www.ci.taylorsville.ut.us) or available at city hall.

Taylorsville has a strong trade, and retail and service base, with a fair share of office businesses. The employment rate should steadily increase during the next 5-10 years. However, Taylorsville's tax base has declined during the past four years and the city is concerned with some building vacancies.

American Express, Salt Lake Community College (Redwood Campus), Convergys, ICU Medical, and Utah Department of Transportation (UDOT), employ a large number of the jobs in the city. Additional major employers include: Wal-Mart, GE Capital Financial, Albertson's, Harmon's, CUSA Inc., and RC Willey Home Furnishings.

Taylorsville does have available land master planned for non-housing and housing growth. Approximately 7.5 % of the city is master planned as regional commercial, community commercial, professional office, residential business, mixed use, business park or light manufacturing. The remaining portion of the city is master planned as residential (low to high density), planned community development, utility, church, schools, Jordan River parkway, open space, and golf course. The City of Taylorsville is planning to update and adopt its amended general plan in 2006. This general plan revision could change the character of the community as new development and redevelopment occurs.

Taylorsville-Bennion remained agricultural and sparsely populated until the 1960s. From 1960 to 1980, growth was dramatic with a significant increase in single and multi-family housing. Commercial development has also followed this trend. The largest residential expansion occurred in the 1970s and the 1980s with a total of 68.6 % of all housing units being built during these decades. The increase has been an average of 708 housing units built per year during the 80s to an average of 245 units built yearly in the 90s and a drop to an average of 172 units a year during the first decade of 2000.

The last agricultural sites are being developed resulting in a slowing of growth. The city feels that the last developable sites are an important resource in the community. These vacant developable sites as well as any redevelopment sites should be developed in an aesthetically pleasing manner and to promote community character.

## **CITIZEN PARTICIPATION PROCESS**

A community needs public hearing was held on November 15, 2005 at 6:30 p.m. at the Taylorsville City Council Chambers (2600 West Taylorsville Boulevard, Taylorsville, Utah 84118). This meeting gave the public the opportunity to address the needs of the community. At this public hearing, the public had the opportunity to talk about the specific needs of Taylorsville. Notice of the public hearing was published in the Salt Lake Tribune and the Deseret News in October 2005. This public notice was provided at least two weeks before the public hearing.

The following agencies attended the first public hearing held on November 15, 2005: Deputy City Recorder - Cheryl Peacock, City Planner - Dan Udall, Mayor - Russ Wall, City Council Member Les Matsumura, City Council Member Bud Catlin, City Council Member Jerry Rechtenbach, Council Coordinator - Robin Kishiyama, Kathy Ricci and Ken Donarski - CDBG Consultant, Kristien McDonald – Utah Food Bank, Catherine Green – 211 Info Bank, Celeste Eggert – Road Home, Dexter Pearce – Community Health Center, David Woodman – ASSIST, Mindy Ault and Jerry Milne. Individual agencies addressed their needs to the City Council.

A Citizen Participation Public hearing was held on February 16, 2006 at 6:30 p.m. This public hearing was held during a regularly scheduled City Council meeting. Proposed CDBG/HOME funding requests were discussed by the City Council and the public. The agencies that applied for CDBG funds were also invited to this public hearing. A notice of the public hearing was posted at three different places in Taylorsville, and a notice was published in the Salt Lake Tribune and the Deseret News in January 2006. The public was also encouraged to submit written comments.

The following people or agencies attended the February 16, 2006 public hearing: Lynn Samsell (LifeCare) Jill Silver (Big Brothers and Sisters of Utah), Ashley Dooley (YMCA), David Woodman and Melissa Hoffman (ASSIST), Phil Weimer (Community Health Center), Lynn Samsell (Lifecare), Ken Donarski (Senior Center), Celeste Eggert (The Road Home) and Josh Pederson (211 Info Bank). The city's CDBG consultant, the Mayor and five City of Taylorsville Council persons (Morris Pratt, Bud Catlin, Jerry Rechtenbach, Lynn Handy and Les Matsumura) were also present at the public hearing.

On March 1, 2006 the City Council determined the CDBG funding amount of each approved project. HOME funds were also determined on March 1, 2006. These approved projects are listed within this One-Year Action Plan.

The draft of the Consolidated One-Year Action Plan was provided for inspection to the public on March 27, 2006. This date started the 30-day comment period. This 30-day time period allowed the general public to provide any comments concerning the Consolidated One-Year Action Plan. A public notice was submitted in the Deseret News

and the Salt Lake Tribune concerning the 30-day comment period. The 30-day comment period will be terminated on April 26, 2006. Copies of the plan were available at Taylorsville City Hall (2600 West Taylorsville Boulevard) and the Park Library (5130 South 2700 West) in Taylorsville. The public had the opportunity to make any verbal or written comments concerning the plan.

Taylorsville citizens are encouraged to participate in City Council meetings. The City Council meets every first and third Wednesday. The public may ask questions, criticize past actions, and offer ideas that will make Taylorsville a better community. Citizens are also allowed to address the City Council concerning any issue during City Council public hearings. These meetings are a good resource to assist in establishing the Consolidated Five-Year Strategic Action Plan and this year's One-Year Action Plan.

If the city receives complaints or suggestions concerning any issue or funding listed in this Consolidated Plan, the city will respond in writing to that individual or agency within 15 days from the day the city receives the complaint. In the final Consolidated Plan that is adopted by the City Council, the city will respond in dealing with any issues that are noted by the public and provide a copy to whoever desires it.

In accordance with the Americans Disabilities Act, the City of Taylorsville will make reasonable accommodations for those who need them so they can participate in the CDBG public hearings. Participants can call the city in advance for assistance at (801) 963-5400. City staff will be available before the meeting for assistance. The city complies with the Americans Disabilities Act in regards to all public hearings held at city hall.

In the past non-English speaking residents have not participated in the public hearings. Non-English speaking residents will be assisted if they need help in the future. This is accomplished by a friend or relative that the non-English person knows or through a translator that they may hire.

## **HOUSING REHABILITATION/ASSISTANCE**

In Taylorsville, housing rehabilitation is a high priority, especially single-family housing. Since approximately 94 % of the city is "built out", improving the community or "fixing" repairs is important to improve the integrity of the community.

During the past 8 fiscal years the City of Taylorsville has allocated \$193,800 to the Assist Emergency Home Repair (ASSIST) and \$197,345 to the Life Care's Home Repair Project. Ten homes were also rehabilitated with HOME funds in program year 97-98 through Salt Lake County Housing Authority.

The homeowner loan payment assistance program has been a high priority for low-moderate income families in Taylorsville. The city has been allocating \$510,828 of

HOME funds during the last 6 fiscal years to the first time homeowner payment assistance program. The first time homeowner down payment assistance funds have been available to low-moderate residents. These funds have assisted homeowners who desire to own a home but do not have enough funds to make a down payment.

In program year 2006-07 the city has decided to spend their HOME funds to purchase and rehabilitate strategic residential properties in Taylorsville. \$100,000 of HOME funds has been allocated to Taylorsville. The city will fund an approximate \$25,000 match with the HOME funding.

In program year 2006-07 the city has decided to utilize CDBG funds to provide a housing rehabilitation program allowing low-moderate income Taylorsville residents to obtain low interest rehab loans for up to \$15,000 to homeowners who have incomes at 80% of median income or less. This program could eventually assist many housing rehabilitation projects within the city that will in turn increase the value of the housing stock in Taylorsville.

Utah Housing Corporation formally known as the Utah Housing Finance Agency grants low interest loans throughout Utah. This agency is a good source for low-interest loan financing for low-moderate income families.

### **Housing Inventory**

Most of Taylorsville's housing was constructed during the 1970s and 1980s, including 68.6 % of the total housing units in Taylorsville. 89.2 % of the total housing stock is more than 10 years old and only 14.4 % of the housing stock was built before 1970.

In Taylorsville 14,275 homes are 20 years or older, or built before 1986, which represents 69.3 % of the housing stock. Usually housing needs a notable amount of rehabilitation when they are 15 to 20 years old or older. Exterior roofs need to be re-roofed, water heaters and furnaces may need to be repaired or replaced, painting may need to be furnished, siding may need to be replaced and so forth. Sometimes this can put a financial burden on the low-income homeowner.

Most of the multi-family complexes in Taylorsville were built before 1990 and may be in need of repair or are continually being repaired. A goal of Taylorsville is to maintain the existing housing stock that is located in Taylorsville. Maintaining the housing stock will increase the aesthetics and the integrity of existing residential neighborhoods. It will also increase the ability for people to stay in the home.

Development of a "senior living facility" in Taylorsville commenced in 2003. It is a particularly unique and positive development, being built as three separate phases, meeting varying senior needs. The far north phase is made up of 144 senior apartments (some Federally subsidized for low-income residents); the center phase is made up of a

high quality assisted living center (92 congregate housing units); the far south phase is made up of owner occupied condominiums (58 units). The construction of this project is proceeding on projection, and apartments and townhomes were available for occupancy in 2006. 101 of the senior apartments are tax credit units and serve 35 % to 55 % of medium income senior population. The city's master plan and the zoning ordinance were revised to allow this 16-acre project at the southwest corner of Bangerter Highway and 6200 South. The project is nearing completion.

Because most of the housing in Taylorsville is moderately priced, the historical absorption rates are fairly quick. According to Salt Lake Board of Realtors in 2005 the average time a single-family home is on the market is 54 days. Many of the residents who have larger homes usually remain residents in Taylorsville for many years.

The following is a chart breakdown of housing units that were built before the year 2006 (including manufacturing, multi-family and single-family homes attached and detached homes):

Years Built	Number of Units
2000-2005	1,026
1990-1999	2,453
1980-1989	7,083
1970-1979	7,056
1960-1969	2,023
1950-1959	614
1940-1949	147
1939 or Earlier	185
Total	20,593

68.3 % of all housing units are single-family units (detached and attached) and 31.7 % are multifamily or manufactured home units in manufactured home parks. The following is a table showing the number of building permits issued over the past 13 years.

Type of Unit – Year	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total
Single-Family Homes	112 54%	113 84%	159 43%	65 16%	100 23%	192 83%	103 96%	154 100%	156 97.5%	121 93.1%	133 34.9%	57 70%	75 60.9%	1,540 52.6%
Duplex Units	8 4%	2 2%	10 3%	4 1%	0 0%	4 2%	2 2%	0 0%	4 2.5%	6 4.6%	4 1.0%	4 4.9%	2 1.7%	50 1.7%

Multi-Family Units	84 40%	16 12%	200 54%	342 83%	337 77%	33 14%	0 0%	0 0%	0 0%	0 0%	244 64.1%	20 24.6%	46 37.4%	1,322 45.2%
*Manufactured Homes	5 2%	2 2%	0 0%	0 0%	0 0%	2 1%	2 2%	1 0%	0 0%	3 2.3%	0 0%	0 0%	0 0%	15 .5%
Total Housing Units	209	133	369	411	437	231	107	155	160	130	381	81	123	2,927

*\* Note: The total number of housing units does not include new replaced manufacturing homes in manufactured home parks or manufactured home subdivisions.*

As shown on the chart above there have been somewhat more single-family homes issued building permits compared to multi-family units/duplexes in the area of Taylorsville during the 90s and the first half decade of 2000. In 1997, the City decided to reduce high density residential to a maximum of 9 units per acre. However, in 2004 the city increased the maximum density to 12 units per acre, with the exception of the senior housing project located at approximately 6200 South and Bangerter Highway. The senior housing project was site specific and the City granted a project consisting of 18 units per acre.

Currently over 90 % of the housing units in Taylorsville are conventional subdivisions and apartments. There are a few planned unit developments, which are either townhomes or condominiums. There are also some single-family homes that are located on private roads. Therefore, a balance of housing is not provided in Taylorsville. However, a few planned unit developments are built or will be constructed so additional types of housing have been or will be available to the public.

The following table describes important general housing characteristics specified by the U.S. 2000 Census data in Taylorsville:

General Housing Characteristics	
Total Units	19,159
Total Households	18,530
Vacant Units	629
Homeowner Vacancy Rate	1.3 %
Rental Vacancy Rate	4.8 %
Housing Vacancy Rate	3.3 %
Owner Occupied Housing Units	13,202 – 71.2 %
Renter Occupied Housing Units	5,328 – 28.8 %
Average household size of owner-occupied unit	3.25
Average household size of renter-occupied unit	2.70
Family Households (families)	14,164 – 76.4 %

Nonfamily households (unrelated residents living together or residents living alone)	4,366 – 23.6 %
Average household size	3.09 %
Average family size	3.52 %

*Note: The total units have increased since the U.S. 2000 Census was taken place. The city annexed 401 units in Misty Hills in May of 2001, and 1,026 additional residential units have been issued permits during 2000-2005.*

## **HOUSING NEEDS ASSESSMENT / AFFORDABLE HOUSING**

As of January 1, 2006, the City of Taylorsville had a total of 14,064 single-family homes and 6,522 multi-family units (4,251 apartments), duplex units, and mobile homes in mobile home parks. The average single-family home lot size in Taylorsville is 7,960 square feet, which is .18 acre (this figure includes the lots at the three manufactured home parks located within the city). Since the city was incorporated on July 1, 1996, the average single-family home lot size created has been approximately 8,700 square feet. The average size single-family lot is smaller in size than many of the surrounding cities. According to the U.S. 2000 Census, the average household in Taylorsville is 3.09 per unit. Many of the housing units have 4 or more people per household. **Taylorsville's population density is approximately 5,560 people per square mile. This population density is the highest population density in Utah and comparably high to other U.S. western cities 60,000 in population or higher.**

Data has been provided that the city should give priority funding to the low-income elderly households and low-income small and large related owner households. Since the city was incorporated 10 years ago, from July 1, 1996 to December 31, 2005, 1,171 single-family homes have been issued permits (the number does not represent replacement of manufactured homes in manufactured home parks). A total of 1,045 duplex and multi-family units were issued during this same time frame, 47.2 % of the total housing units issued.

Because of the manufactured home parks, the multi-family residential complexes, and the average lot size, the city has a high population density per square mile. Because of the high proportion of people per square mile and due to Taylorsville being approximately 94 % “built out”, the city has the opportunity to provide improvements that will make Taylorsville a more functional and attractive community (including housing improvements).

Some of the city's apartments are tax credit units. Several tax credit apartments were built in 1997 next to the Jordan River (Riverside and Bridgeside Landing apartment complexes). The Legacy and Mulberry apartments are other tax credit apartments located in Taylorsville. 809 mobile homes are located in mobile home parks. The city does have a good share of affordable housing. In 2005, the average home price in



Taylorsville was approximately \$154,348 compared to approximately \$224,586 for the average home price in Salt Lake County.

As far as housing is concerned, the city has the opportunity to provide or encourage developers to target different segments of the population. For example the senior population is growing and needs should be accommodated for this population segment. According to the U.S. 2000 Census 11.8 % of Taylorsville's population is 65 years old or older. Different types of housing stock for senior citizens should be available and encouraged to be constructed. Housing such as manufactured homes, condominiums with small yards or no yards, or townhomes can also be constructed. Such housing should accommodate common open space. Taylorsville does lack housing that is associated with planned unit developments such as townhomes, condominiums, rowhomes, live work units, etc.

Another segment of the growing population in Taylorsville is the 25 to 34-age bracket. According to the U.S. 2000 Census 20.6 % of Taylorsville's population is located within this age bracket. The young adult low-moderate income household population that are newly married or single desire smaller affordable housing that meet their needs. Quality designed rowhomes, apartments, single-room occupancy, or small detached or attached single-family homes would be options for this segment of the population.

Because Taylorsville is centrally located in the southwest section of Salt Lake County, the city has generally good access to the entire valley. Bangerter Highway runs north and south along the west side of the city and I-215 runs north and south and east and west through the middle of the city. Both transportation systems have access to I-15. Many residential units in Taylorsville are somewhat close to urban centers, major streets, schools, parks, and commercial development. The residential neighborhoods are in generally good in condition, with some residential neighborhoods only in fair to poor condition.

Bus rapid transit and high frequency bus service will probably be planned to be provided through Taylorsville in the future. Currently there is a feasibility study to determine if light rail is appropriate in Taylorsville. Bus rapid transit and high frequency bus service would serve a number of large employment centers as well as other land uses in Taylorsville, including the Salt Lake Community College. Because the city is dense in population the city has the opportunity to invest in the community as far as infrastructure and services are concerned; therefore, high technical mass transit is needed for the community.

There is a tradition that Taylorsville citizens are friendly and have a strong work ethic. Volunteer representation is also a trademark that Taylorsville city has acquired. Because of the above reasons, many people desire to live in Taylorsville. Housing is therefore an important commodity that should be preserved and any new housing should be aesthetically pleasing to the community. According to the U.S. 2000 Census 76.4 % or

14,164 households are family households in Taylorsville. The remainder of the households (4,366) are non-family households or people living alone or with non-relatives. A high percentage of housing in the City of Taylorsville is family oriented.

There are many starter single-family homes located in Taylorsville. The starter home price range is from approximately \$110,000 to \$140,000. However, there are some smaller single-family homes in Taylorsville that are priced below \$110,000. Many of these starter homes were constructed in the 1970s and 1980s. This homeowner price range is the price of affordable homes located in Taylorsville. The homes are generally located on 6,000 to 8,000 square foot lots or less and in mobile home parks.

The surrounding cities such as Midvale, Sandy, West Valley and Murray have higher average monthly wages than Taylorsville (see below). Many residents travel outside of Taylorsville to work. Since housing prices are increasing at a somewhat greater percent than incomes, the housing affordability will decrease unless employee income increases drastically. The comparison of the individual average income subsequently increases the need for affordable housing in the community. The lower wages in Taylorsville are a result of many retail and service establishments located within the city's boundaries.

<b>Nonagricultural Average Monthly Wages by Community in 2000, 2001, 2002 and 2003</b>						
City	Taylorsville	Midvale	Sandy	West Jordan	West Valley	Murray
Average Wage – 2000	\$1,797	\$2,443	\$2,256	\$2,144	\$2,543	\$2,556
Average Wage – 2001	\$1,877	\$2,256	\$2,146	\$2,173	\$2,628	\$2,802
Average Wage – 2002	\$1,982	\$2,398	\$2,286	\$1,911	\$2,702	\$2,803
Average Wage – 2003	\$1,998	\$2,467	\$2,441	\$1,926	\$2,727	\$2,884
Average Wage – 2004	\$2,067	\$2,539	\$2,594	\$1,937	\$3,044	\$2,962

*Source: Utah Department of Workforce Services, Workforce Information*

In 2004 the average household income in Taylorsville estimated by the Economic Development Corporation of Utah is \$60,974 a year. This income includes all incomes in a single household. According to the 2000 U.S. Census the average number of workers per household in Taylorsville is 2.13.

According to HUD, low-moderate income housing means housing occupied or reserved for occupancy by households with a gross family income equal to or less than 80 % of the median gross income of the metropolitan statistical area. Income limits are established

by family size. The table below demonstrates all of the income limits established at 100 %, 80 %, 50 % and 30 % of median family income in the year 2005. The following HUD table is referred to the Salt Lake County population.

Family Size	1 person	2	3	4	5	6	7	8
30 %	\$12,870	14,730	16,560	18,420	19,890	21,360	22,830	24,300
50 %	\$21,450	24,550	27,600	30,700	33,150	35,600	38,050	40,500
80 %	\$34,320	39,280	44,160	49,120	53,040	56,960	60,880	64,800
100%	\$42,900	49,100	55,200	61,400	66,300	71,200	76,100	81,000

According to the 1990 U.S. Census, the median family income in Taylorsville-Bennion was \$32,866. According to the 2000 U.S. Census the median family income was \$51,553. According to HUD, in 2005 a median family income of four in Taylorsville is \$61,400 and a moderate family income of four in Taylorsville is \$49,120.

The proposed Taylorsville General Plan housing analysis created this year (2006), demonstrates that Taylorsville meets the obligations for affordability under H.B. 295 and meets the requirements set forth in the statute. This housing analysis for H.B. 295 will continue to be undated when the city updates their general plan.

The following chart explains the average price of homes in Taylorsville. The information came from Salt Lake Board of Realtors Multiple Listing Services and is listed by zip code. There are five zip codes in Taylorsville – 84118, 84119, 84123, 84084 and 84047 (only a few homes in Taylorsville are located within zip code 84047). The zip codes overlap into surrounding jurisdictions; therefore, a certain percentage of homes from each zip code area were included in Taylorsville. This is the best information that the city could obtain to determine the average single-family home price in Taylorsville.

Single-Family Sales Activity Report in 2005					
Entity	Average Single-Family Home Price	Single-Family Home Sales	Total Single-Family Homes Sold	Single-Family Home Average Days on the Market	
Taylorsville	\$154,348		934	44	
Salt Lake County (including incorporated cities)	\$224,586		15,377	47	

*Source: Salt Lake Board of Realtors*

In the year 2005, the average sales price single-family home and lot in Taylorsville was \$154,348 (according to Salt Lake Board of Realtors). This figure was based on the total number of single-family homes sold by realtors in 2005. A maximum mortgage payment of \$960 (including taxes, insurance and services) will allow a household, based on a 30-year term at 5 4/5 % (approximate interest rate in February 2006) and including 5 %

down, the purchase of a residential lot and single-family home for no more than \$154,348. This would mean that a household would need to earn a yearly income of \$36,500 to afford the average single-family home payment in Taylorsville. A moderate-income family of four (80 % of the median income in Taylorsville) earning \$49,120 yearly could afford this house payment.

A moderate-income family of four earning \$49,120 could afford a maximum mortgage payment of \$1,272 per month (including taxes, insurance and services), based on a 30-year mortgage, and fixed annual interest rate of 5 4/5% with a 5% down payment, the purchase of a single-family home with a maximum price of \$210,315.

Since the average monthly home mortgage is approximately \$960 a month (including taxes and insurance), the average monthly wage earner (\$24,804 per year) would need to pay 46.4% of his or her income to the mortgage payment. Typically, a maximum housing income ratio is 28 %. Therefore, an average monthly wage earner could not afford the average monthly mortgage payment in Taylorsville. The payment becomes a greater burden when the average household personal debt is approximately \$300 a month. This illustration explains the need of two wage earners per household. According to the 2000 U.S. Census, 7,328 families had two workers and 3,049 families had three or more workers living in Taylorsville. Over half the families in Taylorsville had two or more workers in their household.

In 2004 the average single-family home price was \$140,210. During the past year the average single-family home price went up \$14,138 or \$154,348. This is a drastic increase during the past year; however, in the winter of 2006 housing rates have fallen. The interest rate also went up by .2 point. Therefore, an average 30-year mortgage payment has been increased by approximately \$96 from 2004 to 2005.

In 2005 the approximate averaged priced single-family home within different areas of Taylorsville includes the following:

\$140,053 - West of Redwood Road to 4000 West and south of 4700 to 6200 South  
\$132,087 - North of 4700 South to 4100 South and west of Redwood Road to 2700 West  
\$187,480 - East of Redwood Road to the Jordan River or 1300 West  
\$177,737 - South of 6200 South to approximately 6600 South

In 2004 the approximate averaged priced single-family home within different areas of Taylorsville includes the following:

\$129,071 - West of Redwood Road to 4000 West and south of 4700 to 6200 South  
\$124,062 - North of 4700 South to 4100 South and west of Redwood Road to 2700 West  
\$169,258 - East of Redwood Road to the Jordan River or 1300 West  
\$154,804 - South of 6200 South to approximately 6600 South

*Source: Salt Lake County Board of Realtors*

The larger and more expensive single-family homes are mainly in the southern and eastern areas of Taylorsville. However, some upper middle-class single-family homes are located in the northern and western portions of Taylorsville. The City of Taylorsville is primarily a “middle class” suburb of Salt Lake City. In general, the residential neighborhoods in Taylorsville are stable. According to the U.S. 2000 Census a well proportion of the population in Taylorsville was retained. 53 % or 28,094 residents 5 years or older in 2000 lived in Taylorsville in 1995. A positive fact is that the price of housing in Taylorsville is lower than many of the jurisdictions and areas of Salt Lake County. However, during 2005 single-family housing took a big leap in price. The low-moderate income households in Taylorsville are approximately the same percentage from 1990 to 2000. Some of the families moving into Taylorsville during the last 6 years are locating in the upper middle class neighborhood in Ivory Highlands, Taylors Pointe (Ivory Homes subdivisions) or other similar smaller subdivisions.

According to Equimark Properties (a rental property incorporation) the average two bedroom/bathroom apartment in Taylorsville in January of 2006 was approximately \$675 a month. An average monthly wage of \$2,067 in Taylorsville could not afford a \$675 apartment monthly rental payment. A person with an average monthly wage in Taylorsville would have to pay 32.7 % of their income for an average apartment rental cost in Taylorsville. A household would need to earn \$27,000 a year to afford this monthly rent payment. However, a family size of four with a gross household income 80 % of the median income could afford a rent outlay of \$1,227 based on an annual income of \$49,120. Therefore, the typical moderate-income four-member family could very easily afford an average priced two-bedroom/two-bath apartment in Taylorsville.

According to the U.S. 2000 Census, approximately 35 % of the households in Taylorsville are categorized with less than 80 % of the city’s median family income. In the year 2000, 22.9 % of the households in Taylorsville need some type of assistance to pay for their housing or other needs because these households pay 30 % or more of their monthly income to their mortgage. In the year 2000, 34.8 % of the households in Taylorsville need some type of assistance to pay for their rent or other needs because these households pay 30 % or more of their monthly income to their monthly rent.

According to the city’s projected population growth during the next five years, approximately 2,010 people will move into Taylorsville. Approximately a total of 650 housing units will be constructed in the next five years for the new move in households. Approximately 228 housing units (or 35 % of the housing stock) should be constructed to be affordable to the low-moderate income residents within the next five years. This is assuming that 35 % of the city’s population will be low-moderate income residents in five years. This is the city’s basis for new move-in housing units for very-low, low and moderate-income families. In the future, if additional anticipated properties are not developed than the number of homes constructed will be smaller in number.

In the year 2000, approximately 6,504 households in Taylorsville had incomes of less than 80 % of the median income. Approximately 4,631 owner occupied households had incomes less than 80 % of the city's median family income (0 % to 80 %). An additional 1,873 existing renter households had incomes less than 80 % of the city's median family income (0 % to 80 %).

In the year 2000, approximately 3,695 of the households in Taylorsville had low incomes in Taylorsville (51% to 80% of the medium income). These households are considered to be low-income. Approximately 2,562 owner households had an income between 51 % to 80 % of the median income. Additional 1,036 existing renter households had an income between 51 % to 80 % of the median family income.

<b>Low Income Households</b>	
Total moderate income households (51 % to 80 % of median income)	3,695
Total moderate income rental households	1,036
Total moderate income homeowner households	2,562

*Source: City of Taylorsville and 2000 U.S. Census*

In the year 2000, approximately 2,906 households had income less than 51 % of the city's medium family income. Approximately 2,069 existing owner households had incomes less than 51 % of the city's medium family income. Additional 837 existing rental households had incomes less than 51 % of the city's medium family income. These households are considered very low-income households. According to the U.S. 2000 Census a total of 652 families or 3,391 individuals in Taylorsville are below the poverty level.

<b>Low and Very Low Income Households</b>	
Total low and very low income households (less than 51 % of the median income)	2,906
Total low and very low rental households	837
Total low and very low homeowner households	2,069

*Source: City of Taylorsville and 2000 U.S. Census*

In addition, currently there are only scattered housing available to persons with disabilities. There are group homes located throughout Taylorsville, which serve people with mental, developmental and physical disabilities. The following chart explains the number and percentage of people in Taylorsville with some type of disability.

Persons with Disabilities		
Age	Population with a Disability	Percent of Age Group with Disability
5 to 20	1,161	7.1 %
21 to 64	5,876	17.7 %
65 +	1,493	43.7 %

*Source: U.S. 2000 Census*

In 2006, approximately a total of 26.4 % of the population in Taylorsville is within the 40-64-age category. The Utah Governor's Office has projected that the 40-64-age category in Taylorsville will increase in population from 16,742 in the year 2006 to 22,292 in 2020. The 65 + age category will extensively increase in population from 3,624 in the year 2000 to 7,590 in the year 2020. These age categories, especially the 65 + population or "empty nesters" will need housing that will meet their needs. These people may not desire to take care of a large lawn and may desire a townhouse or a condominium with no yard to maintain, or a "patio home" that is located on a 5,000 square foot lot that has a small amount of landscaping to maintain. The Taylorsville Zoning Ordinance allows planned unit developments to be constructed to accommodate these types of housing units.

## OBJECTIVES

The Community Development Block Grant Program (CDBG) has the primary objective of developing viable urban communities by providing decent housing and a suitable living environment and economic opportunities principally for low to moderate-income persons. The program is directed toward preservation of affordable housing, neighborhood revitalization, economic development, and the provision of improved community facilities and services. In the preparation of the 2005-2010 Consolidated Five-Year Plan, Taylorsville went through a lengthy process to identify the housing and non-housing needs of Taylorsville. This one-year action plan is a portion of the Five-Year plan to study and to set a plan in regards to housing, services and infrastructure.

The Taylorsville One-Year Consolidated Action Plan has outlined and identified the greatest objectives in the city. These needs are listed below.

The City of Taylorsville will use CDBG and HOME funds to place its priorities on the following issues for the next program year:

- 1) **Residential Neighborhoods:** The rehabilitation and conservation of the existing housing stock, and the elimination of slums that is detrimental to the health, safety, and public welfare is important to the City of Taylorsville. ASSIST and Lifecare provide resources to rehabilitate the existing housing

stock. The City of Taylorsville will be purchasing and rehabilitating strategic residential properties in Taylorsville neighborhoods with the HOME program. The city is also starting a homeowner rehab loan program.

- 2) **Community Facilities or Community Infrastructure**: Senior Citizens Center van driver salary and van maintenance costs, install and replace sidewalks in CDBG eligible Census Tracts and Block Groups, and installing a backup electric generator in the Senior Citizen Center.
- 3) **Community Services**: YMCA school activities for the youth, medical and dental care for uninsured clients at the Community Health Center, Utah Food Bank for low-income people who need food, the Rape Crisis Center provide services and counseling for people that have been sexually assaulted, the Tri-Park corporation that provides food to low income seniors and other low-income citizens in Taylorsville.
- 4) **Homeless**: Funding provided to assist the homeless, including homeless shelters and facilities, and administration services to assist people who are homeless or at-risk homeless that need counseling and other support services. These services are usually provided by The Road Home through their Homeless Shelter and the Emergency Winter Housing Shelter.

## **RESOURCES**

### **Summary of Proposed Federal Project Funding**

Federal resources provided with federal dollars in Taylorsville (including program income) during program year 2006-2007 are Community Development Block Grant funds and HOME funds. The City of Taylorsville has been allocated \$383,070 in CDBG funds in program year 2006-2007. Taylorsville has also been allocated \$100,000 of HOME funding for program year 2006-2007.

### **Summary of Proposed Non-Federal Public Resources Project Funding**

No other sources of funding will be provided to projects or activities that will be funded with CDBG funds. A total of \$25,000 will be allocated from the city's general fund to the HOME program.

## **ACTIVITIES TO BE UNDERTAKEN**

The city is proposing to contribute CDBG and HOME funding to the following programs:



## Housing Priorities

1. **Life Care's Home Repair Project (SHHIP).** The Life Care's Home Repair Project program has been allocated \$44,596 in program year 2006-2007. A total of \$38,445 was also allocated to Life Care in program year 2005-06.

Life Care is a non-profit agency and a program of the Community Services Council. Life Care uses donated labor, materials and supplies when possible. Life Care uses an average amount of \$95.00 per job. Approximately 450 jobs will be completed in elderly or disabled dwellings with the allocated funds in program year 2006-2007. In program year 2004-2005 a total of 408 jobs or critical minor home repairs were completed for 130 elderly or disabled Taylorsville residents with \$33,900 allocated to this program. At times a few or several small rehabilitation projects are completed in each home.

Life Care accommodates lower income senior and elderly households who need emergency repairs or small rehabilitation projects such as replacing a water faucet, providing a new door, replacing a broken window, fixing a leaking roof, new carpeting, plumbing, electrical repairs, painting, accessibility measures, etc. Renovation projects are usually no greater than \$1,000. A database which tracks each job done by a locale code is used to ensure that funds received from Taylorsville are spent in Taylorsville.

CDBG funds will be used for the following items: 1) Partial salaries to the handyman coordinator, volunteer coordinator, five handymen, an outreach coordinator, assistant program director, the director, the grant writer and operations director; 2) The purchase of materials, tools and supplies to perform work; 3) Accounting, payroll taxes and benefits; 4) equipment; and 5) vehicle related costs.

2. **ASSIST.** The Assist Emergency Home Repair (ASSIST) program will be allocated \$45,000 in program year 2006-07. Approximately 50 housing units will be rehabilitated and 10 accessibility design modification projects will be allocated with these funds in program year 2006-2007. A total of \$40,000 was allocated to the ASSIST in program year 2005-06. In program year 2004-2005 ASSIST completed 26 emergency home repairs in Taylorsville. ASSIST also completed a total of 18 accessibility design projects in Taylorsville in program year 2004-2005. These accessibility projects include entry ramp/low rise steps, bathroom modifications and railings/safety bars.

ASSIST is a private, non-profit Community Design Center that provides architectural design, community planning, and development assistance to nonprofit and community groups, and housing and accessibility design assistance to low or very low income households or persons with disabilities.

ASSIST provides housing rehabilitation projects for low or very low-income owners (household income must be below 50 % of the area median income) such as replacing roofs and furnaces, plumbing, retrofitting homes for handicapped accessibility, structural renovation, electrical work, and other housing rehabilitation projects. A maximum of \$1,500 can be utilized for homeowners and \$250 for renters. Up to \$4,000 can be used for life safety and accessibility improvements for homeowners and \$500 for renters. ASSIST uses licensed, insured contractors to do the repair work. CDBG funding will be allocated to the following: 1) Salaries (director, office manager, tax fringe); 2) Supplies or materials to operate emergency home repair; and, 3) Design work for emergency home repair and accessibility modifications.

3. **HOME.** The City of Taylorsville has chosen to utilize their HOME funding to purchase and rehabilitate strategic residential properties in program year 2006-2007. A total of \$100,000 has been allocated to this item in program year 2006-2007.

In the past Taylorsville has been using HOME funds for the homeownership down payment assistance program. As of 2005 the city has allocated \$510,828 HOME funds to the homeownership down payment assistance program. A total of \$124,578 funds were provided to Taylorsville in program year 2005-2006. A total of 133 families or individuals have been assisted with HOME funds (or the homeownership down payment assistance program) during the past 5 fiscal years.

The City of Taylorsville has the opportunity to appropriate HOME money with several housing activities associated within the guidelines of the HOME program, including:

Single-family and multi-family rehabilitation;  
Transitional housing;  
New affordable multi-family and single-family housing;  
Homeowner loan payment assistance or down payments; and  
Rental assistance.

4. **Homeowner Rehab Loan Program.** The city will allocate \$121,800 of CDBG funds to a homeowner rehab loan program in program year 2006-07. This program is provided for low-income residents of Taylorsville. The City desires to provide seven (7) loans for home rehabilitation at a total of \$15,000 for each homeowner rehabilitation. The CDBG funds will also contribute to administration for the process of applications, and loan documents. Administration funds will also be used to inspect and approve funding draws through completion of the project. This is the first year that the city has allocated CDBG funding for this program.

### **Public Service Priorities**

5. **Senior Citizens Center Van Driver and vehicle costs.** The senior citizen center is located at 4800 South Redwood Road. The center was completed in September 2002 and is currently under operation. In order to operate the senior citizen center effectively a van driver is needed to pick up senior citizens attending the Taylorsville senior center. In program year 2006-2007 the city is requesting \$19,300 in CDBG funding for the salary of a senior center van driver and necessary maintenance and fuel costs for the van. In program year 2005-2006 the city requested \$21,000 for the senior center van driver and maintenance costs.

Many senior citizens are low-moderate income persons who do not have transportation to participate in the activities at the senior citizen center. The van driver will pick them up at their residence and return them home after the senior citizen activities are concluded. A small donation is requested from the seniors for the ride but if they have no funds they are able to ride nevertheless.

6. **Administration.** The City will allocate \$30,000 to administration costs in program year 2006-07. These costs cover salaries, benefits, travel, training, supplies, and general program administration.
7. **Community Health Center.** The Community Health Center has a health facility located in Taylorsville at 4745 South 3200 West. The facility is called Oquirrh View Community Health Center. Taylorsville will be allocating \$10,000 to the Community Health Center in program year 2006-07. The city allocated \$10,000 to the center in program year 2005-06.

The facility provides primary medical, dental and mental health service to very low and low-income families and others with special health care needs or who face barriers to health care access on ability to pay/siding fee

scale basis. No one is refused service due to an inability to pay. Mainly clients who do not have health or dental insurance utilize the facility.

Comprehensive medical primary care services include: prenatal and delivery, OB/GYN, hospitalization, 24-hour patient care coverage, immunizations, individual and family counseling, periodic screening and acute episodic care. Dental services include diagnosis, treatment and dental hygiene education. In addition, CHC provides laboratory testing, radiology, low-cost and free medications, chronic illness management and patient education.

Currently there are three Community Health Centers in the Salt Lake Valley. In 2000, the Community Health Center opened a clinic in the Oquirrh View Community Health Center in Taylorsville.

CDBG funds will be used to help defray the cost of uncompensated medical and dental care provided by Community Health Center to uninsured, very low and low-income Taylorsville residents. Funds will be used specifically to cover the salary of dentists, physicians and their assistants providing these services and costs of medical and dental supplies or materials.

During 2006, CHC will serve more than 819 Taylorsville residents, representing more than 3,062 medical or dental visits, at a total cost of \$358,892. More than \$309,012 of this cost will be uncompensated.

8. **YMCA After School.** The Healthy Taylorsville Committee has identified “latchkey” children as one of the major concerns in building a healthier community. The YMCA program offers wholesome activities and a safe place for children to be while their parents work or further their education. As a result, the YMCA has partnered with elementary schools in Taylorsville to provide supervision, structure and wholesome activities. Currently, the enrichment programs are in operation at Fremont and Taylorsville elementary schools. Families pay as little as \$2.20 per hour, although program fees do not fully cover the operating costs. Half of the children attending the YMCA program are receiving financial assistance.

The city will allocate \$6,000 to the YMCA After School Program for program year 2006-07. The city allocated \$10,000 to the YMCA After School Program for CDBG program year 2005-2006. Funds will pay a certain percentage of the part-time leader salaries at each site, plus program supplies for homework time, arts and crafts projects and enrichment activities.

## Infrastructure Priorities

9. **Taylorsville Senior Center Generator.** The City of Taylorsville desires to fund a backup electric generator for use in power outage making the senior center available to the community in case of a natural disaster or power outage. In program year 2006-2007 the City desires to allocate \$50,000 to install the generator.

The City of Taylorsville has allocated CDBG funding in past program years to senior citizen center and services and amenities that are currently utilized by the senior center.

10. **Sidewalk Replacement.** The City of Taylorsville desires to replace or repair sidewalks in CDBG eligible census tracts or block groups. There are many sidewalks in the eligible CDBG census tracts or block groups that have deteriorated or have cracked or altered that do not meet civil engineering specifications. These sidewalks need to be replaced or repaired to meet specifications. In program year 2006-2007 the City desires to allocate \$34,224 to replace these sidewalks. A city inspector will determine what sidewalks need to be replaced or repaired.

## Special Assistance or Homeless Public Service Priorities

11. **Tri-Parks Incorporation.**

The Tri-Parks Incorporation provides food from the Utah Food Bank and other private donors to senior citizens and low-income people in Taylorsville. The City of Taylorsville has allocated \$6,000 to the Tri-Parks Inc. in program year 2006-2007. The main purpose for the CDBG funding is to offer food from Utah Food Bank and other private donors to senior citizens and low-income families in Taylorsville. The City of Taylorsville allocated \$1,700 to Tri-Park Inc. in program year 2005-06.

The CDBG funding will be used for safe storage of food and supplies, such as refrigerator/freezer, chairs, tables, bags, latex gloves and office supplies to distribute food to senior citizens and low-income people in Taylorsville. Much of the food is distributed in the Taylorsville Senior Citizen Center.

12. **Utah Food Bank.** A total of \$7,650 will be allocated to the Utah Food Bank in program year 2006-2007. A total of \$8,000 was allocated to the Utah Food Bank in program year 2005-2006. This money is used for individuals who reside in the Taylorsville area. Many of these individuals are working class people who, after paying their house bills do not have

enough money for food. The Utah Food Bank needs funding to distribute food to these needy people. It is also the state's central hub for collecting, storing, and distributing donated food to low and very low-income Utahns.

The CDBG funding is being allocated to boxes, totes, and packaging materials. These materials for the warehouse will further assist Utah Food Bank to distribute the food at a fast, safe and efficient manner.

There are 7 different locations throughout the western portion of Salt Lake Valley where food is stored and available for Taylorsville residents. The locations are the emergency food pantries at Kearns First Baptist, Murray Community Action Program, and West Valley Community Action Program. Residents also receive emergency food assistance from the Utah Food Bank's DROPS (Delivery Redistribution of Produce and Surplus) program at Majestic Meadows and three secondary agencies called the Bible Baptist Church Pantry, Kearns Apostolic Church and the Kearns Children's Center. The Taylorsville Senior Citizen Center will also be Food Bank DROP when the accessory building is constructed. This accessory building was appropriated by CDBG funds in the past and will be constructed in 2006.

A total of 2,623,529 pounds of food – the equivalent of more than 1.7 million meals were distributed to low-income residents in the Taylorsville area during program year 2004-2005. Utah Food Bank emergency food pantries provided 70,539 emergency food requests from families and individuals in need in Taylorsville City during program year 2004-2005.

13. **Road Home (formally known as Travelers Aid Society Community Shelter & Resource Center).** Because there are a number of homeless in Taylorsville, the City will be allocating \$3,500 to the Road Home Salt Lake Community Shelter Center in program year 2006-2007. These funds will cover salaries and benefit costs, supplies and other expenses. A total of \$5,500 was granted to Road Home in program year 2005-2006.

Due to conversion to a new database last year, previous residency numbers for 2005 are not complete; therefore, totals are based on the prior year as well as recent information. In program year 2004-05 the Road Home served approximately 10 individuals from Taylorsville. These numbers do not include the many individuals who do not report a city of origin to Road Home but may have been from Taylorsville. It costs the Road Home \$10.32 per night, per person to provide basic shelter. In program year 2004-05 The Road Home provided 164,912 shelter nights for 2,107 people in the Salt Lake Community Shelter. The Road Home expects similar results in program year 2006-07.

The Road Home mission is to “provide people with emergency assistance and opportunities to take steps out of homelessness by helping them make the transition to independent living.” Each participate in The Road Home works regularly with a case manager, to develop a self sufficiency plan which outlines a time frame and support services needed to make the transition to independent living. Families are required to have a case manager and set up a self-sufficiency plan. There is also a program for individuals with special needs who have mental illness, have substance abuse problems or are physically ill.

The Road Home services include medical and mental health care, adult education, legal services, employment development and referral, housing services, life skills, parenting classes, and access to other community resources. The shelter is located at 210 South Grande, Salt Lake City, Utah.

14. **Rape Recovery Center.** Because of the ongoing problem of sexual assaults occurring in the United States, the City will be allocating \$2,000 to the Rape Recovery Center in program year 2006-2007. Funds will be provided to employee salaries and benefits, supplies and materials and other administration expenses. During program year 2005-2006 the Rape Crisis Center received \$1,862.

The Rape Recovery Center (RRC) has been in operation since 1974. The RRC has provided crisis intervention counseling services 24 hours a day, 7 days a week free of charge to victims and their families. The RRC’s clinical services are designed to stabilize victims emotionally within hours of an assault or to resolve issues that may remain years later. The RRC is the only independent rape recovery program in the State of Utah and is also the non-profit provider dedicated to serving the specialized mental health needs of those impacted by sexual violence in Salt Lake County and surrounding areas. The primary goal of the RRC is to offer counseling and advocacy services to any victim of sexual violence that requests assistance 24 hours a day 7 days a week at no charge to the recipient. Immediate crises intervention and treatment offered by the RRC decreases the impact of any potential problems associated with rape such as guilt, self-blame, fear, etc.

The RRC allows low-moderate income people to utilize their services. Many people cannot afford the high cost of therapy in Salt Lake County.

RRC provide the following services with the CDBG funding:

**24-hour crisis line.** Professional staff and certified volunteers provide 24-hour crisis intervention, advocacy, emotional support and referrals to sexual assault victims and their family and friends. They also serve non-English speaking callers through the use of 3-way telephonic interpreters.

**24-hour hospital response team.** Experienced staff and volunteers provide immediate in-hospital crisis intervention and advocacy to victims who are at hospitals in the area. Victims are assisted through the medical examination and investigation processes.

**Follow-up services for ongoing support.** The RRC collaborates with Salt Lake County criminal justice and human service entities. They assist sexual assault victims as they traverse the criminal justice system. Other assistance includes navigating available human services such as housing, legal assistance, and medical and mental healthcare referrals.

**Crisis intervention counseling services, in-office or off-site.** Individual, family and group counseling, facilitated by licensed clinicians, allows victims to work through the healing process in a safe and confidential setting. RRC instituted a process to measure the outcomes of our clinical services.

During 2004-05, the RRC provided crises intervention counseling and advocacy services a total of 2,388 times; representing 1,094 new unduplicated clients. Of last years' clients, 27 (2%) resided in Taylorsville City. The Rape Crisis Center is located at 2035 South 1300 East in Salt Lake City.

15. **Community Emergency Winter Housing program operated by The Road Home.** In response for the need to serve homeless people during the winter, the Long Range Planning Committee for the Shelter Needs of Homeless People formed a Community Emergency Winter Housing program to assist with shelter and services of additional homeless people during the winter. The committee has been able to provide the provision of Community Emergency Winter Housing in Midvale from November to April. The St. Vincent De Paul dining room and cot set up in the main Road Home shelter are also part of the winter housing program.

The purpose of the Community Emergency Winter Housing program is to extend shelter to all men, women and families with children who request it during the coldest winter months. The housing shelter is currently available on a short- term bases. The program is operated 24 hours a day and it is staffed with case managers for the families who assist clients to identify and address the issues that have led them to becoming homeless.



The residents of the community winter shelter program will be moved into The Road Home main community shelter as space becomes available, or they will be moved directly into housing if the clients are eligible.

Taylorsville will grant \$3,000 in program year 2006-2007 for the Community Emergency Winter Housing program. The funding will be used for a portion of a monitor's salary. A total of \$4,500 was granted to the Road Home Community Emergency Winter Housing program in program year 2005-2006. In program year 2004-05, the Community Emergency Winter program provided 43,193 shelter nights to 2,346 people. The program expects to achieve similar results in 2006-07.

**Time Frame.** It is projected that each CDBG project will be accomplished or completed by June 30, 2007.

**CDBG funds benefiting low-moderate income.** It is expected that approximately \$314,420 of the CDBG 06-07 program year funding will benefit low-moderate income persons.

## SUMMARY OF PROPOSED PROJECT FUNDING

The following is the amount of CDBG funds allocated for each community activity in the 2006-2007 program year.

Agency	Activity	Amount	Source
1) LifeCare	Home Repairs – Administration costs	\$44,596	CDBG
2) ASSIST	Emergency Home Repairs – Administration costs	\$45,000	CDBG
3) City of Taylorsville	Provide a salary for a van driver for the Taylorsville Senior Citizen Center and necessary maintenance costs for the center's vehicle.	\$19,300	CDBG
4) City of Taylorsville	Administration costs for CDBG program	\$30,000	CDBG
5) Community Health Center	Provides primary medical, dental and mental health service to very low and low-income families and others with special health care needs. Funds will be used to administer and supply costs for physicians and dentists.	\$10,000	CDBG
6) YMCA	Provide school program activities for latchkey children. Funds will be used for administration costs and program supplies.	\$6,000	CDBG

7) City of Taylorsville	Homeowner Rehab Loan Program – Provide loans up to \$15,000 for low-income homeowner clients. Also provide administration costs.	\$121,800	CDBG
8) Tri-Park	Provides food from the Utah Food Bank and other private donors to low-income citizens in Taylorsville. Funds will be used for food storage and supplies.	\$6,000	CDBG
9) Utah Food Bank	Provided food to very-low and low-income citizens. Funds will be used for equipment costs to operate program.	\$7,650	CDBG
10) Road Home – Homeless Shelter	Administration costs to serve the homeless shelter	\$3,500	CDBG
11) Rape Crisis Center	Administration costs to serve and counsel victims who are sexually assaulted	\$2,000	CDBG
12) Road Home - Emergency Winter Housing	Administration costs to serve the emergency winter housing homeless shelter	\$3,000	CDBG
13) City of Taylorsville	Replace or repair sidewalks in eligible CDBG census tracts and block groups.	\$34,224	CDBG
14) City of Taylorsville	Install a backup electric generator in the Senior Citizen Center to use during power outages and allowing the Senior Center to be available in case of a natural disaster.	\$50,000	CDBG
15) City of Taylorsville	Purchase/Rehab Program – The City of Taylorsville will purchase and rehabilitate strategic residential properties in Taylorsville.	\$100,000	HOME
Total		\$483,070	

## PERFORMANCE MEASURES OR OUTCOMES

- 1) **Provide approximately 450 housing rehabilitation projects performed by Lifecare (multi projects could be completed for each home).**
- 2) **Provide approximately 50 housing rehabilitation projects and 10 access design modification projects performed by ASSIST (multi projects could be completed for each home).**
- 3) **Purchase at least 1 home in Taylorsville and rehabilitate it with HOME funds.**
- 4) **Provide 7 rehabilitation loans for home rehabilitation in Taylorsville.**

- 5) Provide the salary of a van driver and necessary maintenance and fuel costs for the van benefiting the City of Taylorsville Senior Citizen Center.
- 6) Provide salaries, travel and training, supplies and general program administration for the CDBG program.
- 7) Provide salary of dentists, physicians and their assistants, and costs of medical and dental supplies or materials at the Community Health Center.
- 8) Provide salaries for leaders, program supplies for homework time, arts and craft projects, and enrichment activities for the YMCA After School program.
- 9) Provide a backup generator for the Taylorsville Senior Citizens Center.
- 10) Repair deteriorated or substandard sidewalks in eligible CDBG census tracts or blocks. The City of Taylorsville inspector will determine the number of sidewalks and repairs.
- 11) Provide funding for refrigerator/freezer, chairs, tables, bags, latex gloves and office supplies for the Tri-Parks Incorporation to offer food to the low-income people of Taylorsville.
- 12) Provide funding for boxes, totes, and packaging materials for the Utah Food Bank's warehouse.
- 13) Provide funding for employee salaries and benefit costs, and supplies and other expenses for Road Home Shelter and Resource Center.
- 14) Provide funding to employee salaries and benefits, and supplies, materials and other administration expenses for the Rape Recovery Center.
- 15) Provide funding to a homeless monitor's salary at the Community Emergency Winter Housing program operated by the Road Home.

All the above CDBG and HOME activities are planned to be provided to Taylorsville citizens in program 2006-2007. These activities will be accounted for in the 2006 CAPER.

## **COMMUNITY PROFILE OR GEOGRAPHIC INFORMATION**

### **Location and Area**

The City of Taylorsville is located in the southwest section of Salt Lake County and is nestled within existing jurisdictions and development in each direction. There are five geographic sectors throughout the City of Taylorsville, i.e., Taylorsville West, Taylorsville Central, Taylorsville East, Bennion West and Bennion East. Generally, good soils cover the city, but the soils in the northeast and eastern section of the city have moderate and high liquefaction potential. There are a few fault study areas on the north side of the city. Specific geologic studies are required in these fault areas prior to site land use approval.

There are two main geographic areas located within Taylorsville. The Bennion area is located south of 5400 South to 6600 South and between 4015 West and 1300 West. The Taylorsville area is located north of 5400 South between 4015 West and the Jordan River and to its northern border. The entire city covers 10.86 square miles and is relatively flat, with part of western Taylorsville being slightly higher than the rest of the city.

The Bennion area is approximately 4.96 square miles and single-family home subdivisions are the primary land use in this area. The single-family homes are in generally good condition. Many of the single-family homes in Bennion were constructed in the 1980s. There are two regional commercial areas in this area; the largest center is located in southeastern portion of the city at approximately 5400 South and Redwood Road or north of the I-215 interchange. Approximately 140 acres of commercial property is located in this area (the Family Center). The other regional commercial area is located on the western border at approximately 4015 West 5400 South (approximately 43 acres). There are a few large multi-family complexes located on the east side of the Bennion area. The apartment complexes serve as transitional uses between commercial areas and single-family home subdivisions.

The Taylorsville area is approximately 5.9 square miles and single-family home subdivisions are also the primary land use in this area. Other land uses in the Taylorsville area include a business research park on the northeast side, community commercial areas mainly along Redwood Road and 4700 South, two golf courses, Salt Lake Community College (junior college) located on Redwood Road, American Express, a UDOT facility, and manufactured home parks. Multi-family units are located along arterial and collector streets that are transitional uses between commercial areas and single-family home subdivisions.

### **Education**

The Salt Lake Community College located at approximately 4500 South Redwood Road has more than 25,000 students attending this college campus. Students attend the college

from Taylorsville, throughout Salt Lake Valley and beyond. The college has the second largest student body in the Utah system of higher education, with campuses outside of Taylorsville. ITT Technical Institute and Phoenix College branches are also located in Taylorsville.

According to the U.S. 2000 Census, the total population of Taylorsville was 57,439 and the citizens of City of Taylorsville are well educated. 31,403 residents of Taylorsville were 25 years of age or older.

8,938 people age 25 and over had at least graduated from high school;  
An additional 10,124 people age 25 and over had some college education; and,  
An additional 8,538 citizens had graduated with an associate, bachelor, or college graduate degree. Therefore, a total of 27,600 residents age 25 and over had at least graduated from high school. In 2000, 87.8 % of all Taylorsville residents age 25 and over have high school or higher education experience.

### **Commercial Development**

Taylorsville is planning to have additional commercial and office areas that are concentrated and will attract businesses to the city. Walk able mixed land use areas with commercial, office and residential uses are important to Taylorsville. Concentrating land uses gives the development better accessibility and promotes human congregation, which allows for safer streets and neighborhoods and increases economic vitality.

A city should have a jobs-housing balance. According to the American Planning Association, it is proficient to have 1.3 to 1.7 jobs per household. As of January 1, 2006, there were 20,593 residential units or approximately 19,710 existing households in Taylorsville. As of February of 2006 there were approximately 16,135 non-farm jobs (part-time and full-time) located in Taylorsville (this is not counting home occupations). This results in approximately .82 jobs per Taylorsville household. This figure is somewhat low compared to the suggested jobs available per household. Since there are many two or more workers per household in Taylorsville, there are a high number of commuter vehicle miles per household. As stated, many Taylorsville residents are traveling outside of the city to go to work, such as downtown Salt Lake City. However, Taylorsville citizens are also employed just outside of the city limits in Murray, West Jordan, West Valley and Kearns. Also there are many home occupations in Taylorsville, which allows people to work in the home.

Because food is a necessity, according to the Urban Land Institute the minimum population requirements for a supermarket is 6,500. Currently the city has six supermarkets within its city limits (one being a discount grocery store). Currently there are 10,255 people in Taylorsville per supermarket. Five additional supermarkets are located just outside the city border of Taylorsville. Many Taylorsville residents are traveling to these supermarkets outside of the city to purchase their goods. If these

centers were counted, there would currently be 5,593 persons per supermarket, which would serve the population of Taylorsville. In 2020, the population is projected to be 67,240, and eleven supermarkets will be needed at that time. There is commercial space available for additional supermarkets; in addition, other buildings could be redeveloped or be changed into a supermarket. In 2005, a new Walmart super store was constructed on 5400 South and Redwood Road, which includes a new grocery store.

The city recently constructed a municipal hall in the center of the city (2600 West Taylorsville Boulevard). The Community Development Department, Administration, Police and Taylorsville Court are located in city hall. In January of 2006, an office-commercial complex has been approved by the city that contains 133,500 square feet of floor space. The space is approximately 13-acres. A portion of the 20-acre city center site will still remain vacant. This development should be a positive aesthetic and fiscal impact for Taylorsville when commercial development is part of the mix, especially since it is located in the center of Taylorsville. The office-commercial use project will give Taylorsville a greater sense of community and sustainability.

Many of the neighborhoods in Taylorsville are fragmented from the rest of the community and lack defined boundaries. The city is also disrupted by the location of major overhead utility lines and traffic intrusion from other communities. Neighborhoods need to offer character and amenities to be distinctive and desirable places. Redevelopment has been recognized as a way to increase the city's aesthetic value and to increase the value of community. Three areas have been proposed to be redevelopment areas in Taylorsville. A redevelopment agency has been formed for Taylorsville. Proposed CDBG funds will be used to evaluate and adopt redevelopment project areas. Policies will be proposed as mechanisms to redevelop within these areas.

The city is facing an aging retail base and a rise of newer business competition in surrounding jurisdictions. Except for gasoline, many Taylorsville residents are traveling outside of the city to purchase goods and services in surrounding jurisdictions, which means the city is a net importer of goods and services. The development of the super Walmart (which replaced a typical Walmart store) has relieved some of this net importer of goods and services. The city needs to promote new retail establishments that are attractive and that will increase the sustainability of the city. These commercial establishments should be pedestrian friendly and community oriented. The city center development project will assist with these planning concepts. Some of the infrastructure base is also somewhat aging and needs to be maintained or be replaced with new infrastructure. New amenities could assist to increase economic development, increase property values and make the city more aesthetically pleasing.

A new business park could be a solution in the 120-acre area of 3200 West and 6200 South. This property is currently owned by UDOT. There is potential for additional economic development in this area. The area is near to Bangerter Highway, which has access to I-15 and the Salt Lake Airport.

## **Labor and Workforce**

According to the U.S. 2000 Census a total of 75.6 % of the population 16 years and over are in the labor force (32,026 residents). A total of 69.3 % of all females 16 years or older are in the labor force (14,826 residents).

Taylorsville will be increasing the supply of jobs within the city during the next ten years. The business research park is expanding (northeast side of the city) and additional commercial areas will emerge, including the city center property. These businesses should increase the job – housing ratio.

In 1990 there was 1.57 workers (males and females 16 years or older) per household compared to 2.13 workers per household in the year 2000. This statistic explains the need for additional household income to pay for housing costs and other costs.

## **Transportation**

According to the U.S. 2000 Census, there were employees in Taylorsville traveling to work via some form of transportation. A total of 24,131 employees commuted alone to work in a vehicle. 80 % of all employees traveling to work primarily drove a vehicle by themselves. All commuters and mode of transportation include the following:

Drove Alone - 24,131

Carpool - 3,951

Public transportation (includes taxi) – 640

Walking – 262

Other means – 195

A total of 966 residents worked at home.

In 2000, there were 2.13 workers per household.

Mean travel commute time – 21.8 minutes

Concentrating commercial and office development in compact centers is essential to good urban growth. Spreading commercial uses in strip development is undesirable because it disrupts through traffic, slows traffic, which increases the capacity and can be dangerous for vehicles and pedestrians. People not only travel a shorter distance, but also fewer driveway access points are more controlled to restrict unwanted turning movements. Urban sprawl damages the environment, increases utility and service costs and wastes energy.

Installation of pedestrian walks and bikeways is a priority in Taylorsville. These amenities increase the modes of transportation. In the master plan, bikeways have been a goal to be located along existing canals and specific arterial streets, a contiguous pathway along a portion of the west side of the Jordan River is also a goal. The city is planning to install a new bike path along 1300 West in the near future. A pathway along the Utah Power & Light corridor has been constructed. Additional infrastructure improvements have been completed and are continually being pursued in the city such as: parks, recreational amenities, gateway monuments, light fixtures located on arterial and local streets, on-going surface transportation, storm water projects, new curb and gutter replacement, and new sidewalks or the replacement of sidewalks along arterial, collector and local streets. Bus rapid transit and high-speed bus traffic are planned to be provided along major corridors, including connections to the Salt Lake Community College, major commercial areas and other major points of the community, such as city hall.

Thousands of vehicles travel Bangerter Highway and I-215 every day and are the main north-south travel routes (a portion of I-215 runs east and west). 2700 West and Redwood Road are also main arterials that traverse north and south in Taylorsville. 6200 South, 5400 South and 4700 South (Taylorsville Expressway) are the main east-west travel routes.

## Race

Population by Race/Ethnic Origins in 1990		
White	49,054	93.7 %
Asian/Pacific Islander	1,560	3.0 %
Black	399	0.8 %
American Indian/Eskimo	326	0.6 %
Other Race	1,012	1.9 %
Hispanic or Latino Origin (of any race)	2,730	5.2 %

*Source: U.S. 1990 Census*

Population by Race/Ethnic Origins in 2000		
White	49,139	85.5 %
Asian	1,745	3.0 %
Native Hawaiian and Other Pacific Islander	904	1.6 %
Black or African American	508	0.9 %
American Indian and Alaska Native	589	1.0 %



Some Other Race	3,087	5.4 %
Claimed two or more Races	1,467	2.6 %
Hispanic or Latino Origin (of any race)	7,022	12.2 %

*Source: U.S. 2000 Census*

From 1990 to 2000 the minority population has increased in size. The Hispanic population increased 7 % and Caucasians decreased 8.2 % (percent of total city population) from 1990 to 2000. All other races increased in percentage of the population. Besides Caucasians, Hispanics usually make up the largest part of each census tract. According to the U.S. 2000 Census 8,406 residents, 5 years or older speak a language at home other than English.

### **Annexation**

The Misty Hills residential area was considered part of the Taylorsville-Bennion Census Designated Place (CDP) in 1990. When the City of Taylorsville was incorporated in 1996, the area was not included within the city's boundaries. On May 2, 2001 the Misty Hills region (located on the southwest side) was annexed into the city. In 2001, this area had 401 residential homes. This area was not included in the U.S. 2000 Census count. Because of the annexation there are approximately 1,239 additional people in Taylorsville. Currently all of the residential homes in the Misty Hills area are single-family homes. A cost benefit analysis will be provided whenever Taylorsville decides to annex any additional land in Kearns or elsewhere.

The City of Taylorsville may be annexing and deannexing a small amount of property in the near future with the adjoining cities of West Jordan and Murray. If the trade transpires Taylorsville will report this matter to HUD.

### **Low-Moderate Census Tracts and Block Groups**

The northern quadrant of the city is where the two low to moderate-income level census tracts are located. There are 3 other low to moderate-income block groups located in different areas throughout the city. The census tracts and blocks are located in the following places:

Block 1135.23-2 between 4000 West to 3600 West and 5400 to 5610 South.

Block 1135.10-3 between 2200 West to Redwood Road and 4700 South to 4320 South.

Block 1135.15-3 between Redwood Road to 1300 West and 5400 South to I-215 (5860 South).

Census Tract 1135.12 between 4100 South to 4500 South and 1130 West-1175 West to the Jordan River.

Census Tract 1135.14 between Redwood Road to Jordan River and 4500 South to 4800 South.

These areas are where the city will concentrate most of their federal funding. Many low-moderate income families live in manufactured home parks and the apartment complexes within the census tracts and blocks.

## **ECONOMIC DEVELOPMENT**

In the summer of 2004 the City created an Economic Development Department and hired its first full time Director. In addition to the formation of a department, the updated General Plan for the City includes a chapter on economic development. Both of these actions and many projects undertaken by the City, which will be covered throughout the following document, denote Taylorsville's strong commitment to revitalize the economic vitality of the City.

### **General Plan**

The State of Utah does not require an Economic Development chapter as part of a general plan. However, state code does provide for financial and economic considerations to be included in a City's General Plan. As such the City of Taylorsville has elected to include discussions of its economic health and plans for economic development into the General Plan. The guiding principles established early in the General Planning process were that Economic Development, at its most simple form, is the ability of a community to support Wealth Creation for its residents. It is from the prosperity and well being of its residents that the City can see "Revenue Generation" for City coffers. Such revenue generation will come from sales tax, property tax and other sources that a healthy community and citizenry can generate. It is then the goal of the City to use the funds generated to increase the quality of life for its residents through improvement of services and amenities. It is in the best interest of all involved parties to create employment and shopping opportunities within Taylorsville.

The mission and goals within the Economic Development chapter are identical to the direction taken by the City over the past two years and are the pillars of the City's strategy for economic stability and vitality for the City and the community as a whole.

#### *Economic Development Mission Statement:*

- Economic Development should support opportunities which can create wealth for its residents.

#### *Economic Development Goals:*

- Maximize the City's market potential.
- Generate cumulative growth that will provide net economic gains to the City.
- Maintain and enhance existing commercial cores.

- Generate developments that create jobs and maintain existing quality employment centers.

### **“Business Expansion and Business Retention”**

As part of a “Business Expansion and Business Retention” program the Economic Development Department and the Economic Development Committee have initiated a comprehensive site visit and interview program. Personal interviews are conducted with upper management personnel at the City’s largest employers. In addition, survey forms are sent out to all Taylorsville businesses as part of the business license renewal process. The personal contact with the firms has presented new leads and new interactions which have allowed the City to respond in a proactive manner to help companies stay in Taylorsville, and in some instances, begin the expansion process. A comprehensive data base of information gathered from site visits as well as returned survey forms from mailings are kept and trends are analyzed.

Additionally, great effort has been made to work with various business owners on joint capital projects that enhance and facilitate economic activity within the City. The City is committed, in this plan, to provide the infrastructure and internal City processes that will help encourage business development in retail, service and light manufacturing sectors. Our greatest potential in sustaining jobs and in the creation of new jobs is in encouraging businessmen, private developers and real estate managers to rejuvenate existing properties that will attract and retain businesses that will provide a work force with growth potential.

### **Transportation Improvements**

The City’s Economic Development Strategic Plan includes major emphasis on improving transportation corridors in the City such as Redwood Road, 4700 South, 5400 South and 6200 South. Funding has been allocated from the City’s General Fund for transportation upgrades and enhancement, as well as federal and state funding in the form of matching grants. In 2003 / 2004 the 6200 South and 4700 South STIP projects totaled more than \$5,000,000.

#### *Redwood Road*

In 2005 the City of Taylorsville invested more than \$4,000,000 in the Redwood Road Mobility and Beautification Enhancement project. With contributions from other government entities, the project totaled approximately \$5,500,000. The project decreased traffic congestion, improved business access and enhanced the aesthetics along the Redwood Road corridor between 5400 South and I-215. The estimated reduction in congestion is approximately twenty five percent (25%). Such reductions were gained by the implementation of deceleration lanes, dual left hand turn lanes, miscellaneous intersection improvements, bus pullouts, etc. In addition, business access has been improved with the addition of deceleration lanes, large radius commercial access

approaches, and more clarity in business signage. The aesthetic upgrades in the project included center median landscaping and side treatment landscaping, decorative street lighting, upgraded bus shelters, landscape walls, etc.

Design and construction improvements of the project are all geared to update the shopping environment and traffic circulation to remain competitive with shopping centers in adjacent communities.

A Federal Enhancement Grant of \$450,000 has also been secured by the City to aid in the landscape and beautification of the I-215 and Redwood Road Interchange. The I-215 project was constructed in the summer of 2005.

### **City Center Development**

Along with the completion of the City Hall and Municipal Court Building, the City has created a joint venture development arrangement with Cottonwood Partners, a real estate development company with offices in Salt Lake City, Utah and Dallas, Texas. The project will be a mixed-use retail and office project surrounding the City offices. The development of the site is anticipated to begin in the summer of 2006.

The master plan for the City Center site will call for municipal buildings on approximately 5 to 7 acres, and professional office, retail shops, restaurants and community gathering and open spaces. The City believes that the construction of the City Offices has acted as a catalyst for the development of the remaining parcels on this site, as well as surrounding properties.

### **Business Licensing & Building Inspection (Permitting)**

The City is still in the process of streamlining City required processes for business licensing and building inspection (permitting). An update of permit fees is planned to be adopted in the near future.

### **Recently Completed Projects**

Central to the rejuvenation and growth plan is the completion of a three year, city-wide street lighting project, plans to improve access roads, streetscapes, and parking leading to major retail shopping properties, the newly completed Taylorsville Senior Citizen Center, completion of the Taylorsville Recreation Center, the Taylorsville City Hall and Municipal Court Building

The Senior Citizens' Center was completed in September 2002. The facility is 28,000 square feet and will be operated by Salt Lake County Aging Services as a full service center. Noon meals are served Monday through Friday as well as classes conducted in computer competencies, pottery, handicrafts, fitness and performing arts.

The Recreation Center was completed in September 2002. The Recreation Center includes basketball and volleyball courts, programs rooms for a variety of scheduled activities for children and adults, a climbing wall, exercise equipment and an aerobics room. The center is a joint project between The City of Taylorsville and Salt Lake County Recreation. The center is operated by Salt Lake County Recreation as part of

their County wide services. The Taylorsville City Hall and Municipal Court Building was completed in the spring of 2003.

## **ECONOMIC DEVELOPMENT PRIORITIES AND OBJECTIVES**

The City will continue to promote a multiple pronged approach to economic development activities including, but not limited to, expansion of the retail, professional and commercial base, leading to additional low and moderate jobs.

### **Retail and Office Commercial Activity**

Existing centers will be revitalized and reinvented to ensure they are capable of capturing the majority of the City's daily shopping needs. The City will assist grocery-anchored centers in their efforts to stay current with modern trends. The City will encourage existing retail centers to look at new designs that can create destination-shopping opportunities that attempt to provide for 2 to 4 hour shopping trips. "Lifestyle" shopping centers could be the design scenario. However, the City must be open to alternate suggestions from retailers, developers, and citizens.

### **Location of New Office and Retail Space**

The demand for new retail space through 2010 will begin to decline for Taylorsville due to its exiting inventory and the projected increase in shopping centers located in surrounding communities.

It is important to discourage strip commercial development, which dissipates retail activities and capture rate. Instead, the City must encourage "nodes" or centers of commercial activity, thereby ensuring strong market support for all new retail space. The City should not only begin to discourage new commercial strip centers but should begin to aggressively phase out poorly performing or poorly located existing centers and create alternative land use designations in the plan to assist redevelopment of old centers into non-commercial uses which can benefit the City's long term economic goals. In essence the City must preserve its A and B sites and reuse its C and D sites.

- The strong job training programs in Taylorsville (Utah State Workforce Services, Salt Lake Community College and in major customer services businesses located within the City) are designed to assist people develop and upgrade work skills for the types of jobs that are recruiting workers. The City will encourage residents to gain new jobs through efforts of the Economic Development Committee activities and through the City's Business Government Alliance outreach efforts.

The City will also help to create new jobs through the recruitment of new businesses and by encouraging the growth of existing businesses.

- The City has developed an information brochure specifically designed for business recruitment. The brochure extols the benefits of locating an enterprise in Taylorsville, including the lack of utility franchise taxes (unique in this area of the

country), favorable land-use planning, and the many complementary amenities currently in existence or under construction.

- The City is implementing an internet based GIS system that will allow businesses to research specific sites as well as gather demographic and business information that assist in the decision making process. Such distribution of information allows the City to respond to and attract business into the City.
- The City is currently undertaking a marketing campaign which will help to attract office and retail projects. The project will target selected industries, provide useful information to assist in the recruitment process and provide collateral materials and research.

The City is working with educational institutions, employers, and developers to create an economic forecast of employment demands in order to help match skills and reduce structural unemployment.

## **HOMELESSNESS**

There is a high number of “hidden homeless” throughout Salt Lake County including within the City of Taylorsville. These people are doubled up with family members and friends or they live in their vehicle while trying to find an affordable place to live. Children who are included in this class especially need transitional or permanent housing.

There are some homeless people in Taylorsville who campout on the bank of the Jordan River or other remote areas. These homeless are usually transitional or travel to different locations.

According to Salt Lake County Council of Governments, in 2006 approximately 1,500 people were homeless in Salt Lake County. An estimated 75 homeless people live in Taylorsville at any one time, not including the “hidden” homeless. Since the City is approximately 85.5 % Caucasian, the majority of the homeless population in Taylorsville is white. The city does not have any concentrated homeless minority racial/ethnic groups.

For many people, the relatively high cost of housing in the area has contributed to the number of “hidden” homeless. Sometimes these “hidden” homeless people “split” the rent or mortgage with the property owner. The homeless who are eligible to work may or may not desire to be employed. If these people are unskilled, there are low paying jobs in Taylorsville or somewhere in Salt Lake County where these people can be employed if they are capable. Access to permanent housing is readily available especially starter homes and apartments, but much of this type of housing costs too much for people in poverty. Funding has been available through the city to very low and low-income people who need housing down payment assistance. This is a system to outreach individuals and families from becoming homeless. Non-profit agencies located in Salt Lake County also assist with the homelessness problem.

Currently there are no emergency homeless shelters or transitional housing within the city. There is emergency shelter and transitional housing in Salt Lake City that serves the people of Taylorsville. Since Taylorsville has been recognized as an entitlement community, the city has contributed to the Road Home every year. The city is a member of the Long-Range Housing Committee and their resources are accounted to the City of Taylorsville. The city has also supported the Utah Food Bank and emergency winter shelter housing in Midvale with CDBG funding. Other existing homeless shelters that serve Taylorsville include the Rescue Mission, Marillac House, Volunteers of America Utah-Drop In Center, the YMCA, and others. These shelters are located in Salt Lake City.

The city believes that homelessness is a problem in Taylorsville and has made it a priority to contribute funding to curb the problem. The city will promote the idea that adult citizens should live independently and provide support for any children that they may have. The State of Utah and Salt Lake County desires to terminate homelessness by next decade.

Resources supported by the city will provide people with emergency assistance and opportunities to take steps out of homelessness by helping these people make the transition to independent living. The Road Home is located in Salt Lake City and it serves much of the homeless needs of Salt Lake County. The Long-Range Planning Committee has community emergency winter housing in Midvale from November to April. The homeless need to do their part (work or learn a skill) in order to be sheltered effectively; however, many are physically or mentally handicapped and need financial or social support.

## **UNDERSERVED NEEDS**

The city will expand their reach to those people who have under served needs or special populations within the city. All comments from these special population groups will be accounted for and be examined to determine what priorities the city will take to increase their health, safety and welfare. Funding allocations, social agency referrals or education may be solutions to their problems or issues.

Implementing the goals and recommendations written in the “Salt Lake County Ten-Year Plan to End Chronic Homelessness” should assist in serving the underserved needs in Taylorsville. The main recommendations in this “plan” include providing supportive services, expand housing opportunities and outreach, training homeless related agencies on homeless management information system, modify homeless priorities when appropriate, provide homeless work groups, strengthen support for the Salt Lake County Homeless Continuum of Care, and increase funding for affordable housing.

The newly constructed senior citizens center and its related programs have been assisting the low-moderate senior citizens within the city. The city should be aware of the senior citizens that are disabled. According to the U.S. 2000 Census 43.7 % of the senior population 65 + are disabled in some way.

There are low-moderate income persons living in Taylorsville that are not directly benefited with CDBG funding. The main city objective (stated on page 16) that does not directly assist low-moderate families or individuals living outside these low-moderate census tracts and blocks is “Community Infrastructure”, such as installing storm drainage infrastructure, replacing or installing new sidewalks, installing lighting structures, repairing or replacing other infrastructure lines, etc. The city would be greatly benefited by CDBG funding if community infrastructure improvements could be installed in several areas of the city that are not located in low-moderate census tracts or blocks.

## **REMOVE BARRIERS TO AFFORDABLE HOUSING**

There are a number of barriers to affordable housing in Taylorsville. Many barriers require young adults to live with their parents or provider until they are financially independent. The City of Taylorsville will complete the following to remove barriers to affordable housing:

Review development standards such as the zoning ordinance and the general plan to include provisions to facilitate affordable housing without diminishing quality. Currently there are no single-family home minimum size requirements and this requirement in itself has removed a large barrier to affordable housing. The minimum residential lot size is 5,000 square feet; however, planned unit developments allow lots to be less than 5,000 square feet.

Assist in the implementation of a wide variety of new housing types where applicable within Taylorsville. This includes manufactured homes, condominiums, duplexes, residential work units, apartments, rowhomes, single-family attached and detached units, etc. In 2002, the city revised the zoning ordinance to allow twinhomes or duplexes in single-family zones to be allowed on corner lots along major streets.

Permit flexible development standards in planned unit developments that encourage housing development that meets the needs of the community. Flexible development standards should allow for clustering and a variety of site design characteristics as appropriate. Compact or cluster development can lower housing and utility costs, cut public service and operating costs, save energy, and reduce travel times and distances.

Allow provisions for manufactured housing that meet appropriate building ordinances and zoning codes in manufactured home parks. The city allows a



variety of home sizes, so as not to preclude the affordability of manufactured housing.

Manufactured or modular housing that meets single-family lot standards are allowed in the city. This type of housing is allowed to be constructed in single-family lot subdivisions and provides affordable housing within the city.

Continue to promote housing programs that target residents with income under the 80 % median income.

Support and explore the needs of housing advocacy groups and/or housing affordability boards that can fill a gap (“third-party”) between developers and public agencies. Housing advocacy groups can promote affordable housing and support matching funds to produce affordable housing.

## **FOSTER AND MAINTAIN AFFORDABLE HOUSING**

The city will take action during the next year in regards to fostering and maintaining affordable housing. Some of the priorities may not be involved with affordable housing, but involve overall residential development that is important to the City of Taylorsville.

Promote to preserve and rehabilitate existing housing stock through the HOME Investment Partnership Act, the Olene Walker Trust Fund, and the McKinney Fund, the Life Care program (SHHIP), the Assist Emergency Home Repair Program (ASSIST), the Weatherization Program, the HEAT program, and other housing rehabilitation programs. These are a variety of programs that homeowners can make application. Grants or low interest loans are options to rehabilitate the existing housing stock.

Encourage the upkeep, maintenance and rehabilitation of existing housing in the city. Promote increased awareness and communication among property owners and residents on the importance of property maintenance for long-term housing quality. Specify programs through the local written media.

Provide a housing rehabilitation matching program where the city will match a certain percentage of housing rehabilitation costs for low-moderate income households.

Strongly suggest to Life Care and ASSIST, that when rehabilitating existing residential entrances to provide “no step” and “32” inch wide doors.

Maintain and enhance the quality of existing residential neighborhoods, while ensuring that new development is compatible with and complimentary to, existing

development in terms of scale, architecture and density. Buying and rehabilitating existing residential property can accomplish this priority.

New housing should be appropriately distributed throughout the city, and; provide buffers between surrounding development. A mix of housing types should be encouraged.

All housing developments should meet the uniform building code, including required earthquake resistant design standards.

Publicize at least one public hearing annually, addressing the adequacy of the consolidated plan, which includes affordable housing.

All residential development proposals will be consistent with the Taylorsville General Plan.

Continue to promote low and moderate-income households with first time home ownership programs such as the CROWN program through Utah Housing Corporation, Community Development Corporation (CDC), and other low interest first time home ownership programs. Support a means for low-moderate income families or individuals to achieve home ownership, including increased awareness of home ownership programs that are available through banks and other organizations.

Utilize the city's building enforcement ordinance to bring substandard units and properties into compliance with ordinances and to improve overall housing conditions. Update the code enforcement ordinance that is part of the city's building enforcement program. The City will preserve the existing residential housing stock through neighborhood ordinance enforcement.

Target certain areas in regards to code enforcement. Resources or materials can be supplied to these targeted areas.

Encourage the retention and maintenance of manufactured home parks, which are consistent with standards for a suitable living environment and compatible with surrounding land uses.

Explore opportunities to provide additional HOME funds, other federal program funds or other programs to supplement rehabilitation of existing apartments.

Continue to monitor the amount of funding that will be distributed to Life Care, ASSIST and other housing programs.

Promote the development of compatible mixed-use projects in order to create various interacting uses, which promote the efficient use of facilities and services. Mixed land uses should be complimentary and compatible in design and are developed in conformance with a coherent plan. Mixed-uses may include residential, commercial and office uses and could complement any suburban setting, with pedestrian connections between projects. For example, the city may allow attached apartments to office or commercial uses as a planned unit development project.

Identify homes that are eligible to be placed on the National Register of Historic Places or be placed on the city's historic preservation list. Consider building ordinance or code flexibility when applying codes to buildings that are of a historical significance. Provide a historic district in Taylorsville along the 4800 South corridor.

Establish target areas for future housing rehabilitation and maintenance programs.

Continue to establish areas where high and medium density housing would be appropriate to locate.

Continue to supply low-moderately priced housing throughout the city. Encourage mechanisms to developers to supply affordable housing, including grants and subsidies, low interest loans, zoning ordinance amendments, and equity investments such as housing tax credits.

Taylorsville has provided a process to review housing projects. The building and civil engineering departments provide developers a short time frame to complete plan reviews. The City will continue to provide this short time frame to complete all housing development plan reviews.

Explore the possibility to provide additional affordable housing to students that attend the Salt Lake Community College. The city recognizes that the area surrounding the college is mostly built out; however, redevelopment is possible to supply housing in the vicinity or on the college property.

## **FAIR HOUSING**

The city is planning to update the zoning ordinance after the general plan is amended. The city will analyze if fair housing regulations are needed for the city. Fair housing regulations may be needed to increase opportunities for low-moderate income owners or minorities to buy or rent a housing unit.

The city will continue to monitor fair housing complaints. No housing complaints were presented to the city recently, or during program year 2005-2006. Impediments and

strategies concerning fair housing are provided in the 2005-2010 Consolidated Five-Year Strategic Plan.

## **EVALUATE AND REDUCE LEAD-BASED PAINT HAZARDS**

Buildings and structures that were built before 1978 were painted with lead-based paint. If a building built before 1978 is demolished or remodeled, there could be a problem with lead based paint hazards that can destroy a person's health. If the lead based paint is disturbed inappropriately the lead could harm the health of individuals. When a building is requested to be demolished, the applicant is required to provide a letter or notice to the City of Taylorsville from Utah Air Quality. This letter or notice evaluates the building in regards to lead-based paint and provides any mitigation measures that may need to be provided to the contractor when demolishing a building. When problems are detected, then the lead-based paint should be removed or encapsulated in a manner to minimize the danger to the residents.

The city will increase the awareness and communication among property owners and residents of the hazards of lead based paint and will accomplish this means by the use of the media, technology and word of mouth. The Salt Lake Valley Health Department has released a pamphlet to the public explaining what is lead poisoning, what lead can be in and the safety guidelines for deleading. Additional information is on the Salt Lake Valley Health Department web site [www.slvhealth.org/](http://www.slvhealth.org/). The city will continue to educate the public in regards to lead based paint.

In Salt Lake County, there is a household hazardous material disposal facility free to residents in Salt Lake County to dispose their hazardous materials, including asbestos material and lead dust. This facility will continue to be advertised to residents in Taylorsville, within newsletters and other media material.

A national study identified that 71 % of homes built before 1980 have some lead based paint somewhere in the home. In the Taylorsville-Bennion area, there were 10,028 housing units, which were built before 1980. This means that approximately 7,118 units would have lead based paint somewhere in the home. Approximately 35 % of these units are occupied by very-low income, low-income and moderate-income families. According to the Utah State Health Department only one child in Taylorsville has been identified with lead poisoning.

During program year 2006-2007, the city will complete the following concerning lead-based paint hazards:

Continue to require a letter or notice from the Utah Air Quality stating any mitigation requirements that will remove any problems related to lead-based paint hazards.

Continue to provide pamphlets, newsletters or educate the public on what lead poisoning is, and what can be done to safely remove lead-based paint hazards.

Detect any homes purchased with the homebuyer housing assistance program (or any other program) that have lead based paint. If a home has lead based paint it will need to be mitigated or removed.

## **ANTI-POVERTY STRATEGY**

The city will target and assist those families in poverty or near poverty with the homebuyer assistance program and housing rehabilitation programs. City staff or its CDBG coordinator will coordinate with the agency that will administer the homebuyer assistance program and other non-profit agencies such as Life Care and ASSIST to be sure that these housing activities are pursued and completed.

Many support services are available to the public through Salt Lake County including aging services, senior centers and available programs, senior low-income housing, Economic Development, Community Resource Development, Health Services, Human Services Department, Substance Abuse Services, Valley Mental Health, and Youth Services. Direct services available in Salt Lake County include many different agencies that supply the following: emergency shelter, emergency housing, transitional housing, free meals or food, clothing, family daycare, case management, job training, mental health facilities, medical care, dental care, optical care, residential substance abuse treatment, day substance abuse treatment and other outreach services. Many agencies in Salt Lake County that provide these services or programs are located on the Internet.

The above services can help those who are in poverty and assist families to get out of poverty. These services can also advertise programs that will economically assist very-low and low-income households. Economic development committees associated within the city and throughout the region have been formed to assist the economic vitality of the city. Businesses have been and will continually be promoted to locate into Taylorsville.

The Utah Food Bank is a great resource for those in poverty who need food and have a chance to pay the remainder of their bills. The city will support churches and non-profit organizations throughout the valley that have resources and funding available for those who are in poverty. The city will also increase economic development through sources that are listed under economic development in this plan and the Consolidated Five-Year Strategic Plan.

As stated according to the U.S. 2000 Census, 652 families (4.5 % of the total families) in Taylorsville are in poverty status. 3,391 individuals are in poverty status, in which 206 are 65 years and over and 1,232 are children 17 years and younger.

Staff realizes it is important that a city provides low-moderate income employment for its low-moderate income citizens. As stated there are many service and retail oriented low-moderate income employment available in Taylorsville. There is several job training programs in Taylorsville that are designed to assist people develop and upgrade work skills. The city has not been able to supply resources to work with Job Services to supply jobs specifically to low-moderate income residents. However, low-moderate income jobs have been supplied to residents who work in the city's public buildings that have recently been constructed.

## **PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES**

The city coordinates with Salt Lake County Housing Authority every year in regards to the status of the public housing improvements in Taylorsville. The Salt Lake County Housing Authority currently has 34 housing units in Taylorsville that are publicly assisted. Most of these homes are duplex units and are located at approximately 1145 West 4835 South. Two of these units are handicapped units that serve the physically handicapped. Other duplex units serve people with other special needs. The units are in good to fair shape and are 100 % occupied. This project is located in a low-moderate income census tract where the median family income level is below 80 % of median family income. There are 2 duplexes and 1 additional single-family housing unit throughout the city that are also publicly assisted by the Salt Lake County Housing Authority. The targeted household income for each unit is 50 % or less of the median income. These described units specified are not projected to be removed from public assistance, except the 2 duplexes located at 6184 South Prairie View Drive may be relocated in the future.

Another program administered by the Salt Lake County Housing Authority is Section 8. In March of 2006, the Housing Authority had issued approximately 124 vouchers to residents in Taylorsville.

Under the Section 8 program, tenants are required to pay 30 % of their family income for rent and HUD pays the balance of the contract rent to the owner of the rental unit. Rental assistance payments are made directly to private owners who lease their units to very low and low-income families. The rent is based on the number of bedrooms and the Fair Market Rent established by HUD for the Taylorsville area. The vouchers are issued by Salt Lake County Housing Authority and have a five-year term that is renewable.

In March 2005, there were 5,000 eligible families in Salt Lake County that applied for public housing and were waiting on a list for a voucher (not including Salt Lake City and West Valley City). In February 2006, there were 4,696 eligible families in Salt Lake County that applied for public housing and were waiting on a list for a voucher. A total of 626 families in Salt Lake County are located in public assisted housing in March of 2006 (not including Salt Lake City and West Valley City).

If additional public housing were provided, they would be endorsed by the city. The city will monitor the public housing units in the city to be sure the properties stay in good condition. The City desires the Salt Lake Housing Authority to plant additional trees and shrubs on the duplex properties located at approximately 1145 West 4835 South (managed by the Salt Lake County Housing Authority). The Housing Authority have provided interior and exterior facilities such as roofing, kitchen cabinets, flooring, kitchen counter tops, replaced doors and windows in 2005. Building permits were issued in 2005 to rehabilitate the public housing units.

West Valley City and Salt Lake City Housing Authorities also provide section 8 housing for families in Taylorsville. West Valley City Housing Authority serves 59 families in Taylorsville. These section 8 units are scattered throughout Taylorsville. Salt Lake City also serves many families throughout Taylorsville with section 8 assistance; however, it is very difficult for Salt Lake City to determine how many families they serve in Taylorsville. The homes are organized by zip code and 5 zip codes overlap into adjoining jurisdictions.

The city will continue to monitor the existing public housing within the city. The preservation of the public housing is of continual importance to the city.

The city will encourage HUD to increase the number of vouchers available to the citizens of city and throughout Salt Lake County.

## **FOSTER PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES**

Two or three inspections are provided a year to determine if any housing problems are associated with the public housing units (located at approximately 1145 West 4835 South and other areas scattered throughout Taylorsville) that are operated and managed by Salt Lake County Housing Authority. The building improvements are paid by a comprehensive grant from the federal government; therefore, the units stay in adequate shape. The Salt Lake County Housing Authority plans to continue to upkeep the public assisted housing.

The Salt Lake County Housing Authority administers a few housing initiatives to assist tenants to overcome problems and become self-sufficient. One program is a self-sufficiency program or the “budgeting program” that helps tenants move out of public housing into home ownership or rental housing. There is a drug prevention program to educate citizens in regards to the dangers of harmful drugs, and an educational tutoring program is available for children who live in the public housing units.

As of the spring of 2006, the Salt Lake County Housing Authority and the City of Taylorsville had no plans to supply additional public housing in Taylorsville. However, in the future Salt Lake County Housing Authority would like to work with the City of Taylorsville to build or provide additional public housing in Taylorsville. Salt Lake

County Housing Authority would partnership with another agency if the option became available.

## **INSTITUTIONAL STRUCTURE**

The Taylorsville Community Development Department and a consultant administer the CDBG program. The city and the consultant coordinate with each other in regards to the CDBG and HOME programs. The city is the lead agency and coordinates development with any agency involved with the CDBG and the HOME programs. The city and the consultant have a relationship with the State, Salt Lake Valley Health Department, Salt Lake County Housing Authority and the Salt Lake County Consortium.

The city does not have enough population to obtain HOME funds on its own; therefore, the city is a member of the Salt Lake County Consortium. The city determines where CDBG and HOME funds are distributed. Salt Lake County Consortium is a resource that the city can use to understand how the city can administer HOME and CDBG funding.

During the past several years, the city has provided CDBG funding to the following non-profit agencies: Road Home (formally Travelers Aid), Long-Range Planning Committee for the Shelter Needs of Homeless People, Utah Food Bank, Life Care Agency (SHHIP), ASSIST, Rape Crisis Center, Majestic Meadows Council, Eisenhower Junior High summer and after school program, YMCA, South Valley Sanctuary, Tri-Park Incorporation, PJ's Forgotten Children, Granite Education Foundation and Community Health Center. These non-profit agencies have explained how the monies are used within their organization.

A gap in the housing development delivery system is sometimes the lack of coordination between nonprofit agencies, banks, developers, property owners and the city. Since the city has been incorporated a portion of the affordable housing gap has not been filled. Communication among these agencies to develop affordable housing, development in general and economic growth has been a dilemma in Taylorsville since it has been incorporated. The city was successful to decrease this senior housing affordable housing gap during program year 2003-2004.

## **COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING, HEALTH, AND SOCIAL SERVICE AGENCIES**

Taylorsville staff and the CDBG consultant administrator lack the needed time to effectively coordinate with public and private housing agencies, and health and social service agencies. Many non-profit agencies do not communicate effectively with the city. The city is not informed concerning many actions or facts that are occurring with non-profit organizations in the City of Taylorsville. This is a gap that is difficult to fill. Another problem that Taylorsville has acquired is that 5 zip codes cover the city.



Because the zip codes overlap with other cities certain statistics cannot be accurately calculated.

However, the City of Taylorsville has and will endeavor to decrease the communication gap between public and private housing agencies, and health and social service agencies. This will be initiated with telephone calls or correspondence from the city to these agencies so development procedures or community services will be coordinated and completed in an appropriate manner. These agencies will be encouraged to communicate with each other so development procedures are successfully accomplished.

## **MONITORING PROCEDURE**

City staff and the city's CDBG consultant will be in coordination with all projects that will take place with CDBG and HOME funds during the 2006-2007 program year. All HUD regulations and statutes will be followed in regards to development or services. The CDBG consultant will account for all HUD funding mechanisms that are required for the CDBG and the HOME programs. All agencies receiving CDBG funding will be monitored at least every quarter to determine what they have accomplished and what will be needed to successfully spend their CDBG funding allocations.

All public comments in regards to the One-Year Action Plan are addressed to each person or agency that commented about the plan. The city will notify each participant within 15 days of each comment. The city will explain how it will address the issue or complaint. The draft of the One-Year Action Plan was available in the Taylorsville Library as well as the City Center during the 30-day comment period. No comments were received from the public. The citizen participation plan explains the procedures the city completed to produce the 2006-2007 One-Year Action Plan.